

IN RE: PETITION FOR ADMIN. VARIANCE  
N/S of Streambank Court, 150' N of  
the centerline of Beaverbank Circle  
9<sup>th</sup> Election District  
4<sup>th</sup> Councilmanic District  
(800 Streambank Court)

Paul E. & Suzanne Shields  
Petitioners

\* BEFORE THE  
\* DEPUTY ZONING COMMISSIONER  
\* OF BALTIMORE COUNTY  
\* CASE NO. 99-500-A

\*

\* \* \* \* \*

### FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as an administrative variance filed by Paul E. and Suzanne Shields, property owners, for that property known as 800 Streambank Court in the Towson area of Baltimore County. The Petitioners herein seek a variance from Section 1B02.3.B of the Baltimore County Zoning Regulations (BCZR) to permit a sideyard setback of 8 ft. and a combined sum of sideyard setbacks of 18 ft. in lieu of the required 15 ft. and 25 ft. for an enclosed carport. The subject property and requested relief are more particularly described on Petitioner's Exhibit No. 1, the plat to accompany the Petition for Variance.

The Petitioners having filed a Petition for Administrative Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should therefore be granted. In the opinion of the Deputy Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

RECEIVED FOR FILING

Date

7/14/99

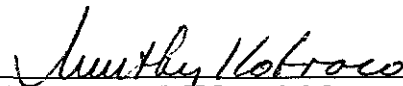
By

*J. J. [Signature]*

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 14<sup>th</sup> day of July, 1999 that a variance from Section 1B02.3.B of the Baltimore County Zoning Regulations (BCZR) to permit a sideyard setback of 8 ft. and a combined sum of sideyard setbacks of 18 ft. in lieu of the required 15 ft. and 25 ft. for an enclosed carport, be and is hereby GRANTED, subject, however, to the following restriction which is a condition precedent to the relief granted herein:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

  
TIMOTHY M. KOTROCO  
DEPUTY ZONING COMMISSIONER  
FOR BALTIMORE COUNTY

TMK:raj

RECEIVED  
7/14/99  
6314712  
[Signature]



Baltimore County  
Zoning Commissioner

Suite 405, County Courts Bldg.  
401 Bosley Avenue  
Towson, Maryland 21204  
410-887-4386  
Fax: 410-887-3468

July 14, 1999

Mr. & Mrs. Paul E. Shields  
800 Streambank Court  
Towson, Maryland 21286-3326

Re: Petition for Administrative Variance  
Case No. 99-500-A  
Property: 800 Streambank Court

Dear Mr. & Ms. Shields:

Enclosed please find the decision rendered in the above-captioned case. The Petition for Administrative Variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

Timothy M. Kotroco  
Deputy Zoning Commissioner

TMK:raj  
Enclosure

Come visit the County's Website at [www.co.ba.md.us](http://www.co.ba.md.us)



Printed with Soybean Ink  
on Recycled Paper



# Petition for Administrative Variance

## to the Zoning Commissioner of Baltimore County

for the property located at 800 Streambank Ct  
which is presently zoned DR.-3.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1B 02.3.B; BLZR (1957), to

permit a sideyard setback of 8 ft and a combined sum of sideyards of 18 ft in lieu of the required 15 ft and 25 ft. for an enclosed carport.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

### Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

### Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

### Legal Owner(s):

Paul E. Shields  
Name - Type or Print

[Signature]  
Signature

Suzanne Shields  
Name - Type or Print

[Signature]  
Signature

800 Streambank Court (410) 466-7317  
Address Telephone No.

Towson MD 21286-3326  
City State Zip Code

### Representative to be Contacted:

Same.  
Name

Address Telephone No.

City State Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this \_\_\_ day of \_\_\_\_\_ that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 99-500A

Reviewed By [Signature] Date 6-10-99

Estimated Posting Date 6-20-99

REV 9/15/98

# Affidavit in Support of Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows: That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) is/are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) does/do presently reside at

800 Streambank Court  
Address  
Towson MD 21286-3326  
City State Zip Code

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address (indicate hardship or practical difficulty):

We the owners of the above mentioned property wish to enclose the existing carport into an enclosed garage. The southeast corner of the existing carport is 8.25 feet from the property line. This is less than the 10 feet required for an enclosed garage. Therefore a variance is necessary to obtain the required building permit

That the Affiant(s) acknowledge(s) that if a formal demand is filed, Affiant(s) will be required to pay a reposting and advertising fee and may be required to provide additional information.

Paul E. Shields  
Signature

Paul E. Shields  
Name - Type or Print

Suzanne Shields  
Signature

Suzanne Shields  
Name - Type or Print

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, this 10 day of June, 1999, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared

Paul E. Shields & Suzanne Shields  
the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her/their knowledge and belief.

AS WITNESS my hand and Notarial Seal

6/10/99  
Date

Mary E. Brook  
Notary Public  
My Commission Expires 12/1/99



# Petition for Administrative Variance

## to the Zoning Commissioner of Baltimore County

for the property located at 800 Streambank Ct  
which is presently zoned DR.-3.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1802.3.B; BLZR(1957), to permit  
A SIDEYARD SETBACK of 8ft. AND A COMBINED SUM of SIDEYARDS  
of 18ft. IN LIEU of THE REQUIRED 15ft. AND 25ft. FOR  
AN ENCLOSED CARPORT.

of the zoning regulations of Baltimore County, to the zoning law of Baltimore County, for the reasons indicated on the back of this petition form.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

### Contract Purchaser/Lessee:

Name - Type or Print

Signature

Address Telephone No.

City State Zip Code

### Attorney For Petitioner:

Name - Type or Print

Signature

Company

Address Telephone No.

City State Zip Code

### Legal Owner(s):

Paul E. Shields  
Name - Type or Print

[Signature]  
Signature

Suzanne Shields  
Name - Type or Print

[Signature]  
Signature

800 Streambank Court (410) 466-7317  
Address Telephone No.

Towson MD 21286-3326  
City State Zip Code

### Representative to be Contacted:

Sane  
Name

Address Telephone No.

City State Zip Code

A Public Hearing having been formally demanded and/or found to be required, it is ordered by the Zoning Commissioner of Baltimore County, this      day of      that the subject matter of this petition be set for a public hearing, advertised, as required by the zoning regulations of Baltimore County and that the property be reposted.

Zoning Commissioner of Baltimore County

CASE NO. 99-500A

Reviewed By [Signature] Date 6-10-99

Estimated Posting Date 6-20-99

## ZONING DESCRIPTION FOR 800 STREAMBANK COURT

Beginning at a point on the North side of Streambank Court which is a cul-de sac with radius of 50 feet at a distance of 150 feet north of the centerline of the nearest improved intersecting street, Beavercreek Circle which is 50 feet wide. Being lot # 10, Block B in the subdivision of Cromwell Valley as recorded in the Baltimore County Plat Book # 24, Folio # 5, containing 14,505 square feet. Also known as 800 Streambank Court and located in the 9<sup>th</sup> Election District, 4<sup>th</sup> Councilmanic District.

500

99-500-A

**BALTIMORE COUNTY, MARYLAND**  
**OFFICE OF BUDGET & FINANCE**  
**MISCELLANEOUS RECEIPT**

500

No. **069883**

DATE 6-10-99 ACCOUNT 201-6100

AMOUNT \$ 50.00

P. Shields 500 SUMMERBANK CT.

RECEIVED  
FROM:

FOR: (010) Pd. WAR.

**PAID RECEIPT**

PROCESS ACTUAL TIME  
6/10/1999 6/10/1999 14:26:57  
REG # 0303 CASHIER PMS PFM DRAGER  
Dept 5 523 ZONTING VERIFICATION  
Receipt # 069883  
CR NO. 069883  
Receipt tot 50.00  
50.00 CR  
Baltimore County, Maryland

**99.500-A**

**CASHIER'S VALIDATION**

JCW

DISTRIBUTION  
WHITE - CASHIER  
PINK - AGENCY  
YELLOW - CUSTOMER



**CERTIFICATE OF POSTING**

RE: CASE # 99-500-A  
PETITIONER/DEVELOPER:  
(Paul Shields)  
DATE OF Closing  
(July 5, 1999)

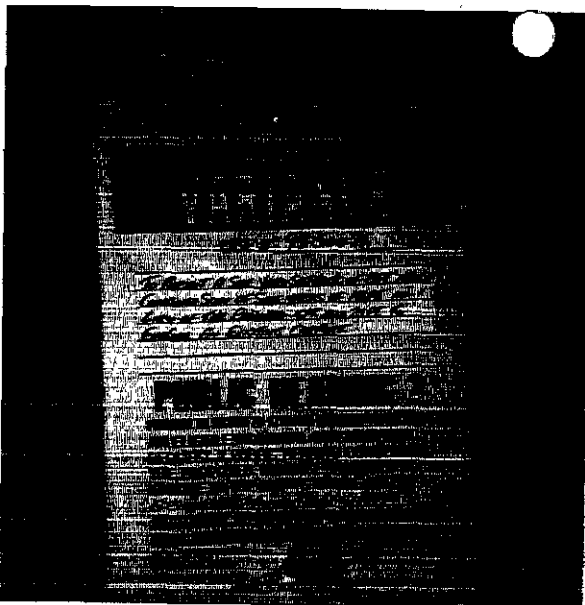
Baltimore County Department of  
Permits and Development Management  
County Office Building, Room 111  
111 West Chesapeake Ave.  
Towson, Maryland 21204

ATTENTION : MS. GWENDOLYN STEPHENS

LADIES AND GENTLEMEN:

This letter is to certify under the penalties of perjury that the necessary  
sign(s) required by law were posted conspicuously on the property located at  
800 Stearnbank Court Baltimore , Maryland 21286\_\_\_\_\_

The sign(s) were posted on \_\_\_\_\_ 6-18-99 \_\_\_\_\_  
[Month, Day, Year]



Sincerely,

  
[Signature of Sign Poster & Date]

\_\_\_\_\_  
Thomas P. Ogle, Sr.

\_\_\_\_\_  
325 Nicholson Road

\_\_\_\_\_  
Baltimore, Maryland 21221

\_\_\_\_\_  
[410] 687-8405  
(Telephone Number)

**ADMINISTRATIVE VARIANCE INFORMATION SHEET AND DATES**

Case Number 99- 500 -A Address 800 STREAM BANK CT.

Contact Person: J. Mew Phone Number: 410-887-3391  
Planner, Please Print Your Name

Filing Date: 6-10-99 Posting Date: 6-20-99 Closing Date: 7-5-99

Any contact made with this office regarding the status of the administrative variance should be through the contact person (planner) using the case number.

1. **POSTING/COST:** The petitioner must use one of the sign posters on the approved list (on the reverse side of this form) and the petitioner is responsible for all printing/posting costs. Any reposting must be done only by one of the sign posters on the approved list and the petitioner is again responsible for all associated costs. The zoning notice sign must be visible on the property on or before the posting date noted above. It should remain there through the closing date.
2. **DEADLINE:** The closing date is the deadline for an occupant or owner within 1,000 feet to file a formal request for a public hearing. Please understand that even if there is no formal request for a public hearing, the process is not complete on the closing date.
3. **ORDER:** After the closing date, the file will be reviewed by the zoning or deputy zoning commissioner. He may: (a) grant the requested relief; (b) deny the requested relief; or (c) order that the matter be set in for a public hearing. You will receive written notification (typically within 7 to 10 days of the closing date) as to whether the petition has been granted, denied, or will go to public hearing. The order will be mailed to you by First Class mail.
4. **POSSIBLE PUBLIC HEARING AND REPOSTING:** In cases that must go to a public hearing (whether due to a neighbor's formal request or by order of the zoning or deputy zoning commissioner), notification will be forwarded to you. The sign on the property must be changed giving notice of the hearing date, time and location. As when the sign was originally posted, certification of this change and a photograph of the altered sign must be forwarded to this office.

(Detach Along Dotted Line)

**Petitioner: This Part of the Form is for the Sign Poster Only**

**USE THE ADMINISTRATIVE VARIANCE SIGN FORMAT**

Case Number 99- 500 -A Address 800 STREAM BANK CT.  
Petitioner's Name Paul Shields Telephone (410) 466-7317  
Posting Date: 6-20-99 Closing Date: 7-5-99  
Wording for Sign: A VARIANCE To Permit A SIDEYARD SETBACK 8ft. AND A COMBINED SUM OF SIDEYARDS of 18ft. IN LIEU of THE REQUIRED 15ft. AND 25ft. TO ENCLOSE AN EXISTING CARPORT.

**DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT  
ZONING REVIEW**

**ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS**

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighbor property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

**OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.**

---

---

**For Newspaper Advertising:**

Item Number or Case Number: 500  
Petitioner: Paul E. Shields  
Address or Location: 800 Streambank Court

**PLEASE FORWARD ADVERTISING BILL TO:**

Name: Paul E. Shields  
Address: 800 Streambank Court  
Towson, MD 21286-3326  
Telephone Number: (410) 466-7317 ext 21 (410) 821-5789  
(work) (Home)

Revised 2/20/98 - SCJ

99-500-A<sup>16</sup>

# Plat to accompany Petition for Zoning ☐ Variance ☐ Special Hearing

PROPERTY ADDRESS: \_\_\_\_\_

see pages 5 & 6 of the CHECKLIST for additional required information

Subdivision name: \_\_\_\_\_

plat book # \_\_\_\_\_, folio # \_\_\_\_\_, lot # \_\_\_\_\_, section # \_\_\_\_\_


OWNER: \_\_\_\_\_



North

date: \_\_\_\_\_  
prepared by: \_\_\_\_\_

Scale of Drawing: 1" = \_\_\_\_\_



Vicinity Map  
Scale: 1" = 1000'

## LOCATION INFORMATION

Election District: \_\_\_\_\_

Councilmanic District: \_\_\_\_\_

1" = 200' scale map#: \_\_\_\_\_

Zoning: \_\_\_\_\_

Lot size: \_\_\_\_\_ acreage \_\_\_\_\_ square feet

Public Driveway

SEWER: ☐ ☐

WATER: ☐ ☐

Chesapeake Bay Critical Area: ☐ ☐

Prior Zoning Hearings: \_\_\_\_\_

## Zoning Office USE ONLY!

reviewed by: \_\_\_\_\_ ITEM #: \_\_\_\_\_ CASE #: \_\_\_\_\_

4-152-PP

AV  
7/5

**BALTIMORE COUNTY, MARYLAND**  
**INTER-OFFICE CORRESPONDENCE**

**TO:** Arnold Jablon, Director  
Department of Permits  
and Development Management

**Date:** June 25, 1999

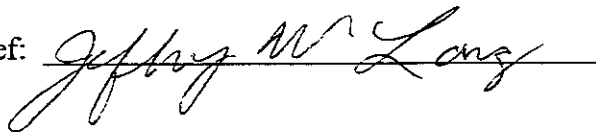
**FROM:** Arnold F. 'Pat' Keller, III, Director  
Office of Planning

**SUBJECT:** Zoning Advisory Petitions

The Office of Planning has no comment on the following petition(s):  
Item No(s): 493, 494, 496, 498, and 500

If there should be any questions or this office can provide additional information, please  
contact Jeffrey Long in the Office of Planning at 410-887-3480.

Section Chief:



AFK/JL

To Whom It May Concern,

I am a resident property owner at 912 BEAVERBANK CIRCLE, Towson, MD. I wish it to be known that I have no objections to the property improvements proposed by Mr. and Mrs. Paul E. Shields for their residence located at 800 Streambank Court, Towson, MD. My property is located in Cromwell Valley subdivision within 1,000 feet of the Shields' property.

Sincerely,

James H. Ford

Signed 8<sup>th</sup> day of June nineteen hundred and ninety-nine

500

99-500-A

To Whom It May Concern,

I am a resident property owner at \_\_\_\_\_, Towson, MD.  
I wish it to be known that I have no objections to the property improvements proposed by Mr.  
and Mrs. Paul E. Shields for their residence located at 800 Streambank Court, Towson, MD. My  
property is located in Cromwell Valley subdivision within 1,000 feet of the Shields' property.

Sincerely,

Lacy Gentry - 914 Beaverbank Circle

Signed 8 day of June nineteen hundred and ninety-nine

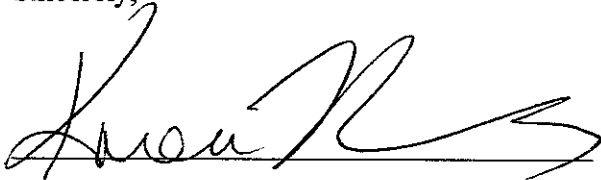
500

99.500-A

To Whom It May Concern,

I am a resident property owner at 802 Streambank Ct., Towson, MD. I wish it to be known that I have no objections to the property improvements proposed by Mr. and Mrs. Paul E. Shields for their residence located at 800 Streambank Court, Towson, MD. My property is located in Cromwell Valley subdivision within 1,000 feet of the Shields' property.

Sincerely,



Signed 8th day of June nineteen hundred and ninety-nine

500

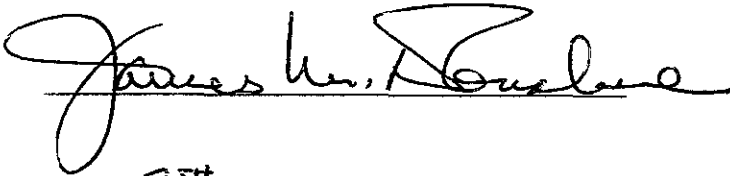
99.500-A



To Whom It May Concern,

I am a resident property owner at 803 STREAMBANK CT, Towson, MD. I wish it to be known that I have no objections to the property improvements proposed by Mr. and Mrs. Paul E. Shields for their residence located at 800 Streambank Court, Towson, MD. My property is located in Cromwell Valley subdivision within 1,000 feet of the Shields' property.

Sincerely,

A handwritten signature in cursive script, appearing to read "James H. Boulton", written over a horizontal line.

Signed 8<sup>th</sup> day of June nineteen hundred and ninety-nine

500

99.500-A

To Whom It May Concern,

I am a resident property owner at 801-STREAMBANK, Towson, MD. -12/86  
I wish it to be known that I have no objections to the property improvements proposed by Mr.  
and Mrs. Paul E. Shields for their residence located at 800 Streambank Court, Towson, MD. My  
property is located in Cromwell Valley subdivision within 1,000 feet of the Shields' property.

Sincerely,

August J. Slaters

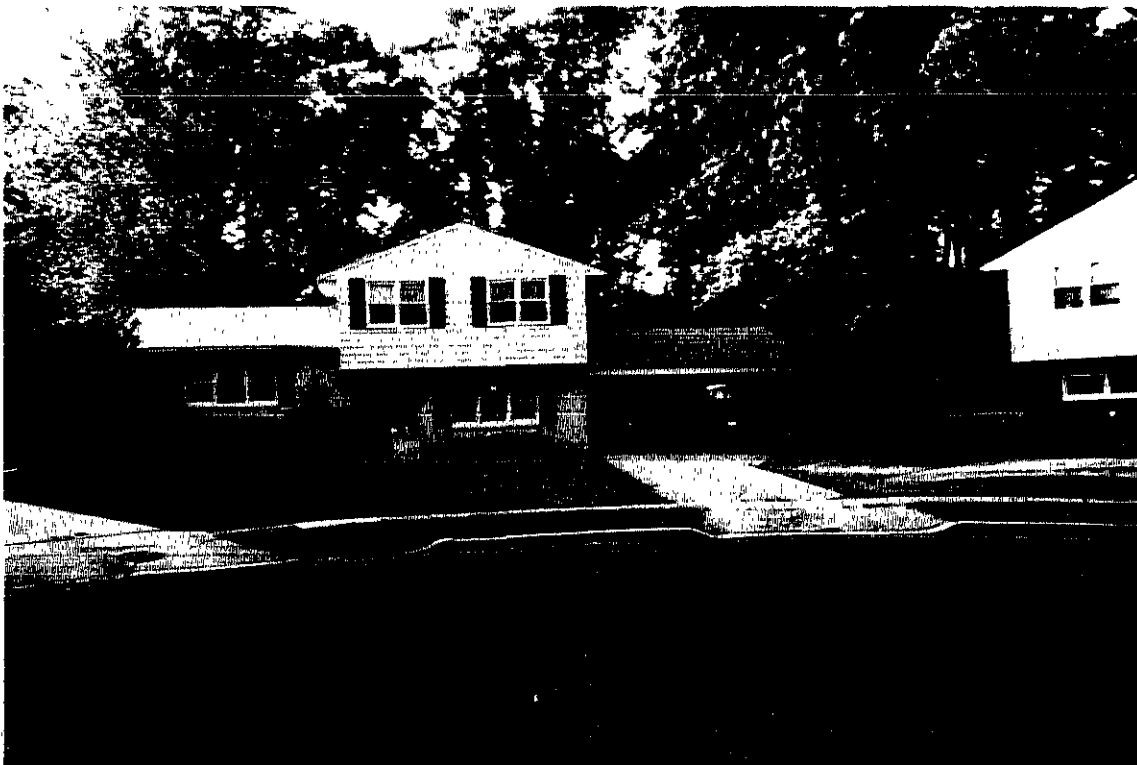
Signed 9 day of June nineteen hundred and ninety-nine

500

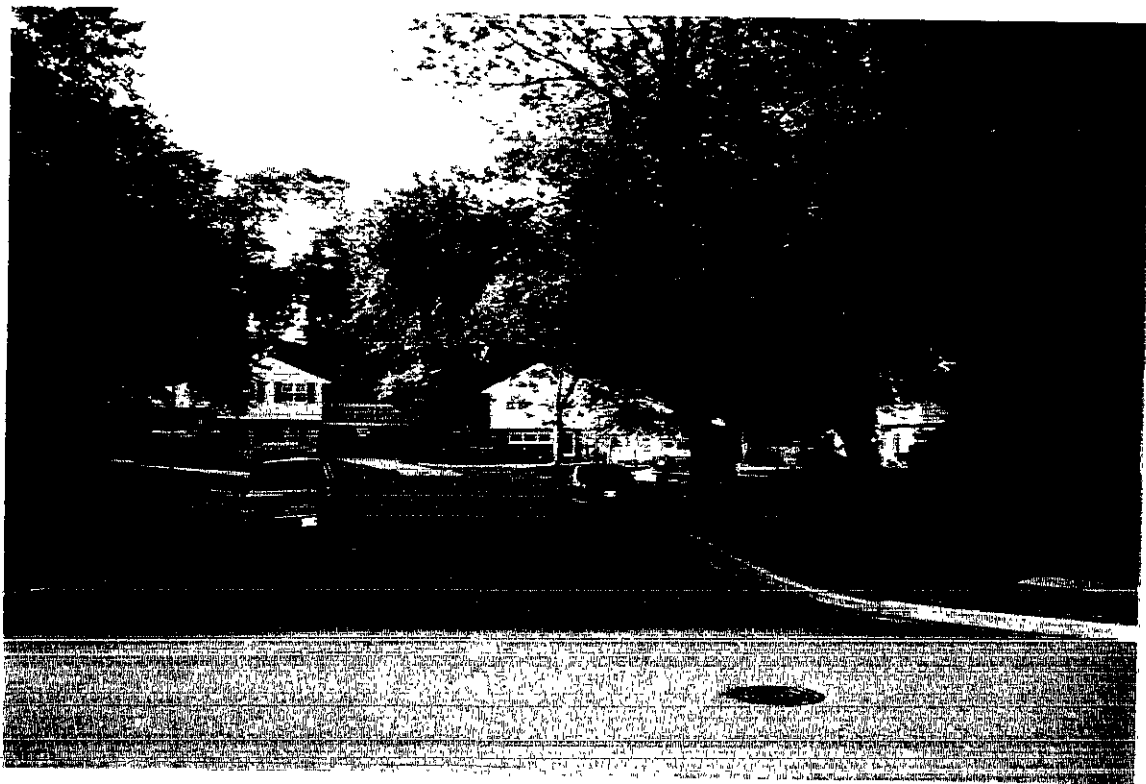
99.500-A





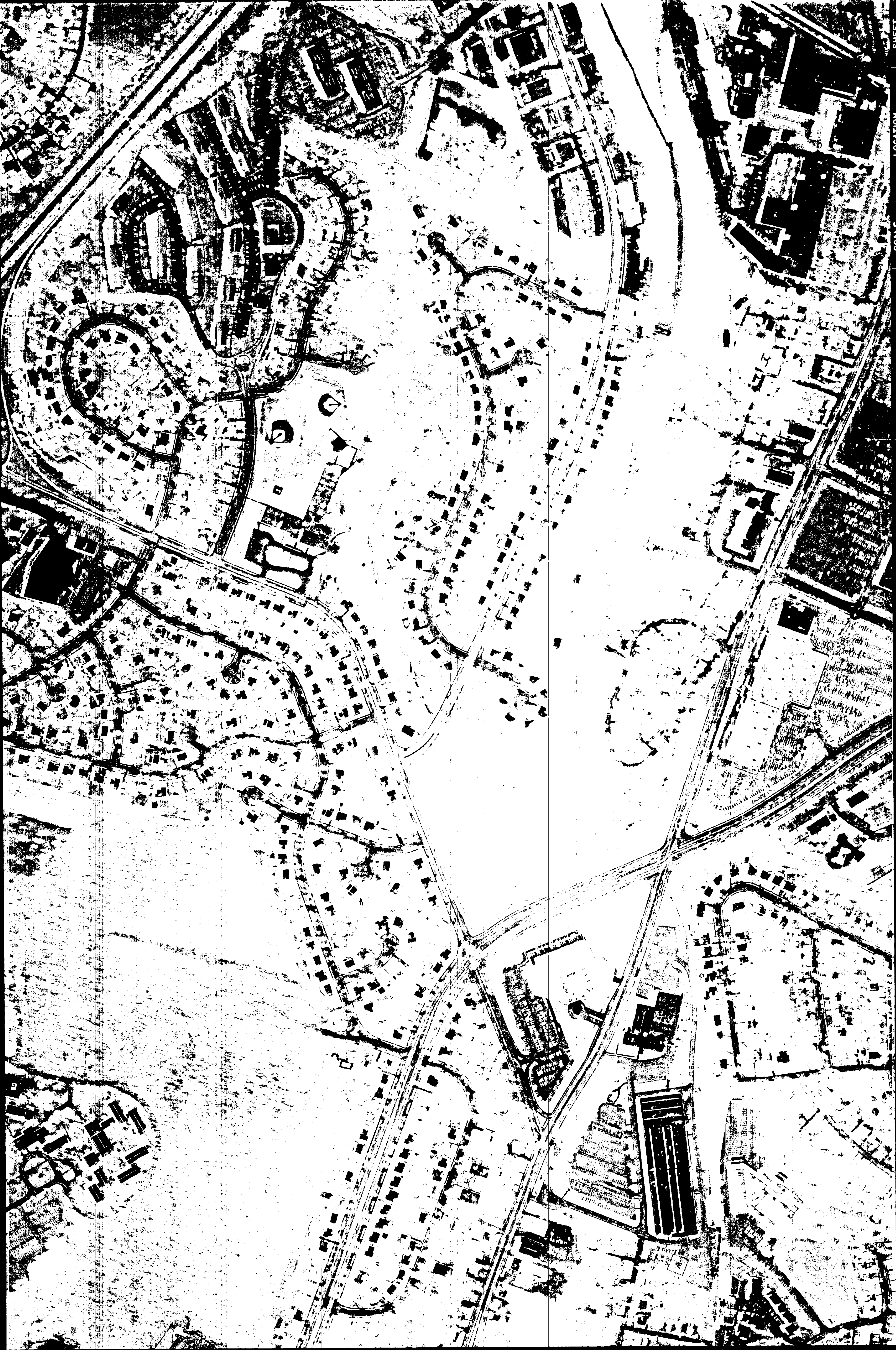


99-500-A



99-500-A





500

BALTIMORE COUNTY  
OFFICE OF PLANNING AND ZONING  
PHOTOGRAPHIC MAP

SCALE		LOCATION		SHEET
1" = 200' ±		EUDOWOOD TOWSON ESTATES TOWSON HEIGHTS		NE- 10-B
DATE OF PHOTOGRAPHY JANUARY 1986		99-500-A		

PREPARED BY AIR PHOTOGRAPHICS, INC.  
MARTINSBURG, W.V. 25401